

**MINUTES  
TRAVERSE CITY PLANNING COMMISSION  
STUDY SESSION**

**TUESDAY, December 15, 2015**

**7:30 P.M.**

**COMMISSION CHAMBERS**

**Governmental Center, 2nd Floor**

**400 Boardman Avenue**

**Traverse City, Michigan 49684**

**1. CALL MEETING TO ORDER-** Chairperson Serratelli called the meeting to order at 7:35 p.m.

**2. ROLL CALL**

Mrs. Luick called roll for the Planning Commission.

**PRESENT:** Commissioners Michael Dow, Janet Fleshman, Gary Howe, Linda Koebert, Ross Richardson, Chairperson John Serratelli, Jim Tuller, Janice Warren, and Camille Weatherholt

**ABSENT:** None.

**STAFF:** Russ Soyring, Planning Director; Missy Luick, Planning and Engineering Assistant

**3. ANNOUNCEMENTS-** None.

**4. COSTCO INTEREST IN DEVELOPING IN TRAVERSE CITY (DISCUSSION)**

Mr. Soyring introduced the topic. The location is just east of the airport entrance on South Airport Road. The site under consideration is part of a 60 acre parcel. The Master Plan calls for this area to be a Campus area. The zoning for this area is Transportation District. Current zoning does not allow for a retail use. Costco would like to discuss possible options for developing within Traverse City with the Planning Commission.

Kevin Kline, airport director for Cherry Capital Airport, addressed the Commission.

Chuck Judson, attorney representing Cherry Capital Airport, addressed the Commission.

Ted Johnson, Costco, Director of Development, presented to the Commission.

Commission discussion.

Mr. Soyring stated that the Master Plan should be your guidance when reviewing projects. The Core Principles on pages 5-6 of the Master Plan should be reviewed. In addition, the Economic Element, Transportation Element and the Natural Resources Element should be

**PLANNING COMMISSION AND PARKS AND RECREATION COMMISSION**  
**JOINT MEETING MINUTES**  
**DECEMBER 15, 2015**  
**Page 2**

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reviewed. Mr. Soyering discussed 5 options as possibilities for the Planning Commission to consider.

- 1) Rezoning to C-3
- 2) Conditional rezoning to C-3
- 3) Planned Unit Development
- 4) Text Amendment to allow more uses in the Transportation (T) District
- 5) Do nothing

Commission discussion.

Kevin Kline addressed the Commission.  
Chuck Judson addressed the Commission.

Commission discussion included a desire to plan for the entire 60 acres and not just the particular site that Costco is interested in developing.

Discussion included conditional rezoning as a possible option for the developer to pursue.

Commissioners discussed the possibility of a site visit should the project move forward.

**5. CAPITAL IMPROVEMENT PROGRAM PRIORITIZATION RESULTS (DISCUSSION)**

Mrs. Luick summarized the CIP project results.

Commission discussion.

**6. PUBLIC COMMENT- None.**

**7. ADJOURNMENT- The meeting was adjourned at 9:12 p.m.**

Respectfully submitted,

Date:

January 5, 2016

Jan Warren  
Jan Warren, Secretary